

601 Lafayette Tower

DTC OVERALL HEIGHT MODIFICATION PROPOSAL



09.22.2022

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09.22.2022

PROPERTY INFORMATION

ADDRESS:	601 LAFAYETTE STREET, NASHVILLE, TN 37203
OWNER:	601 LAFAYETTE OWNER LLC
APPLICANT:	601 LAFAYETTE OWNER LLC
SITE ACREAGE:	1.06 ACRES (EXISTING); .97 ACRES (POST-ROW DEDICATION)
PARCEL ID:	DAVID COUNTY TAX MAP 93-14 PARCEL 591
COUNCIL DISTRICT #:	19TH
DISTRICT COUNCIL MEMBER:	FREDDIE O'CONNELL
ZONING:	DTC - LAFAYETTE SUBDISTRICT

JOHNSTONMARKLEE

Lamar Johnson
Collaborative ↗

CONTEXT + EXTERIOR VIEWS





DTC | OVERALL HEIGHT MODIFICATION PROPOSAL | EXTERIOR VIEW LOOKING WEST
09.22.2022



DTC | OVERALL HEIGHT MODIFICATION PROPOSAL | EXTERIOR VIEW LOOKING SOUTH
09.22.2022



DTC | OVERALL HEIGHT MODIFICATION PROPOSAL | EXTERIOR VIEW LOOKING NORTH
09.22.2022



DTC | OVERALL HEIGHT MODIFICATION PROPOSAL | EXTERIOR VIEW LOOKING NORTH FROM INTERSTATE
09.22.2022



PROPOSED 601 LAFAYETTE TOWER
(32 STORIES / 361'-4")

CIRCLE SOUTH (30 STORIES / 445')

800 LEA (45 STORIES / 610')

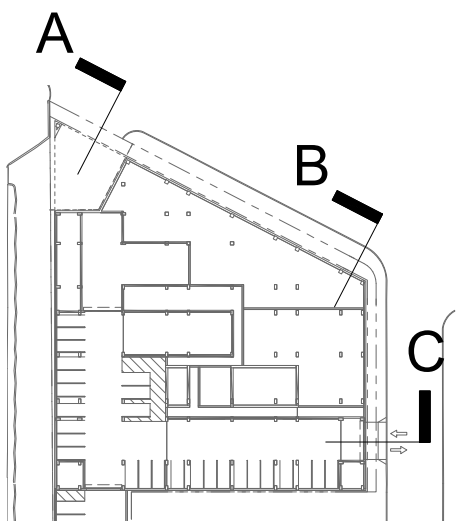
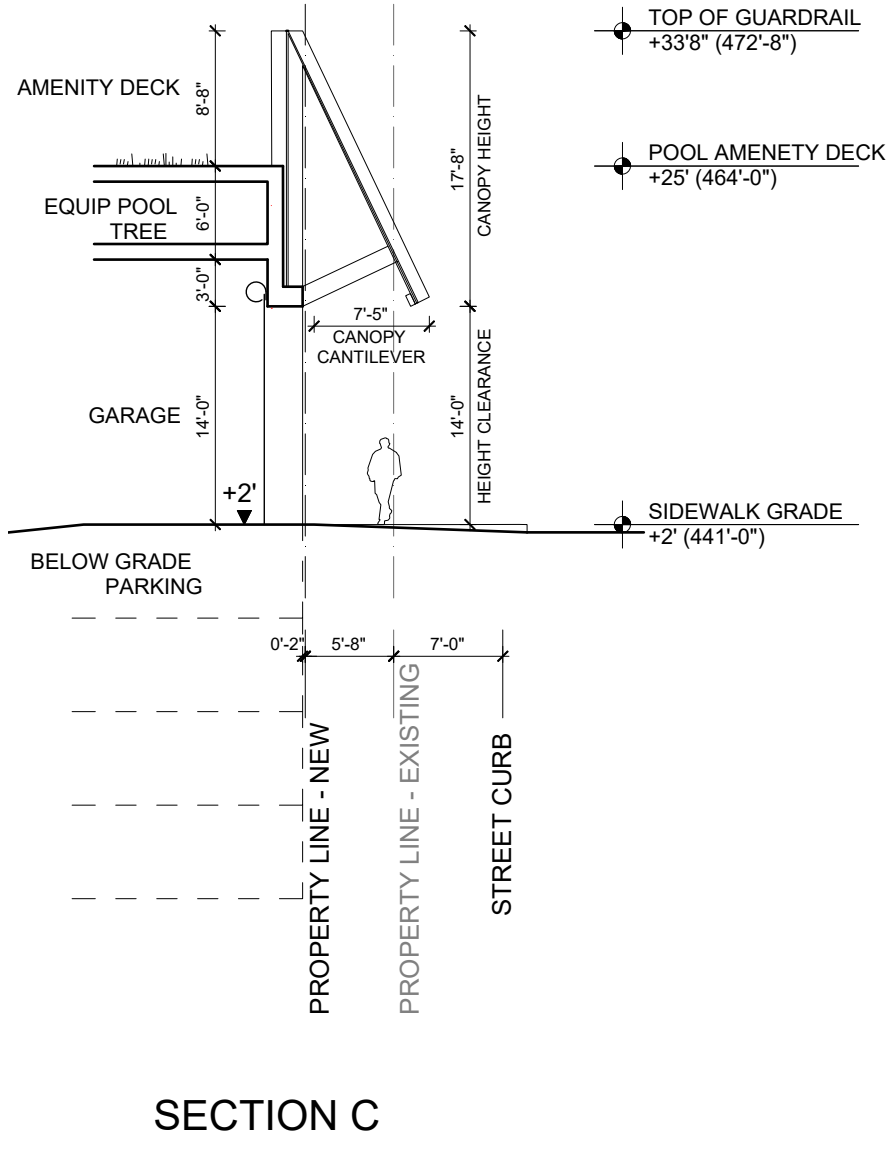
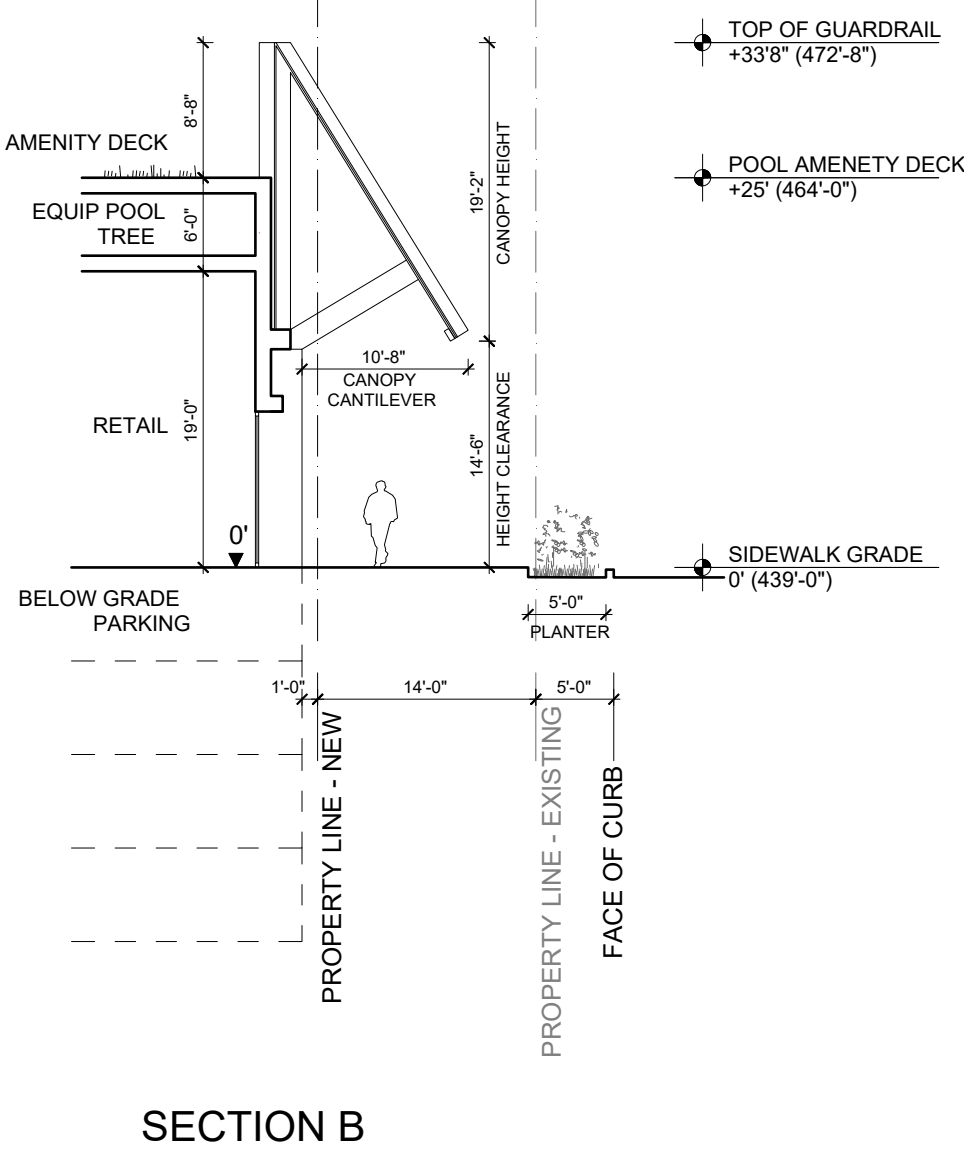
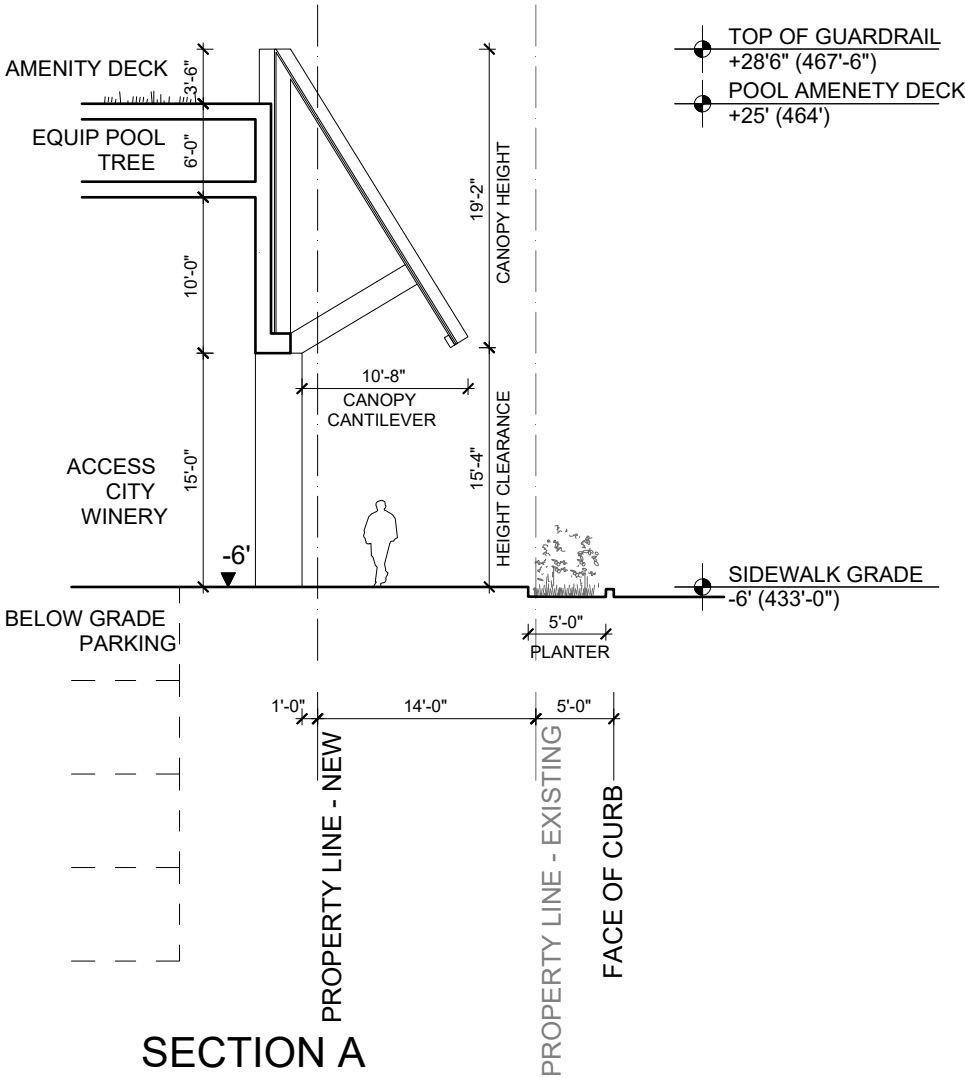
WESTIN (27 STORIES / 337')

1 KVB (32 STORIES / 396')









NOTE: THE PROPOSED CANOPIES WILL BE DESIGNED TO OFFER SHADING, LIGHT MODULATION, AND WEATHER PROTECTION TO THE SIDEWALKS BELOW. DETAILING WILL BE DEVELOPED FURTHER DURING SCHEMATIC DESIGN AND DESIGN DEVELOPMENT PHASES OF THE PROJECT.



DTC | OVERALL HEIGHT MODIFICATION PROPOSAL | STREETScape VIEW LOOKING EAST ALONG LAFAYETTE

09.22.2022

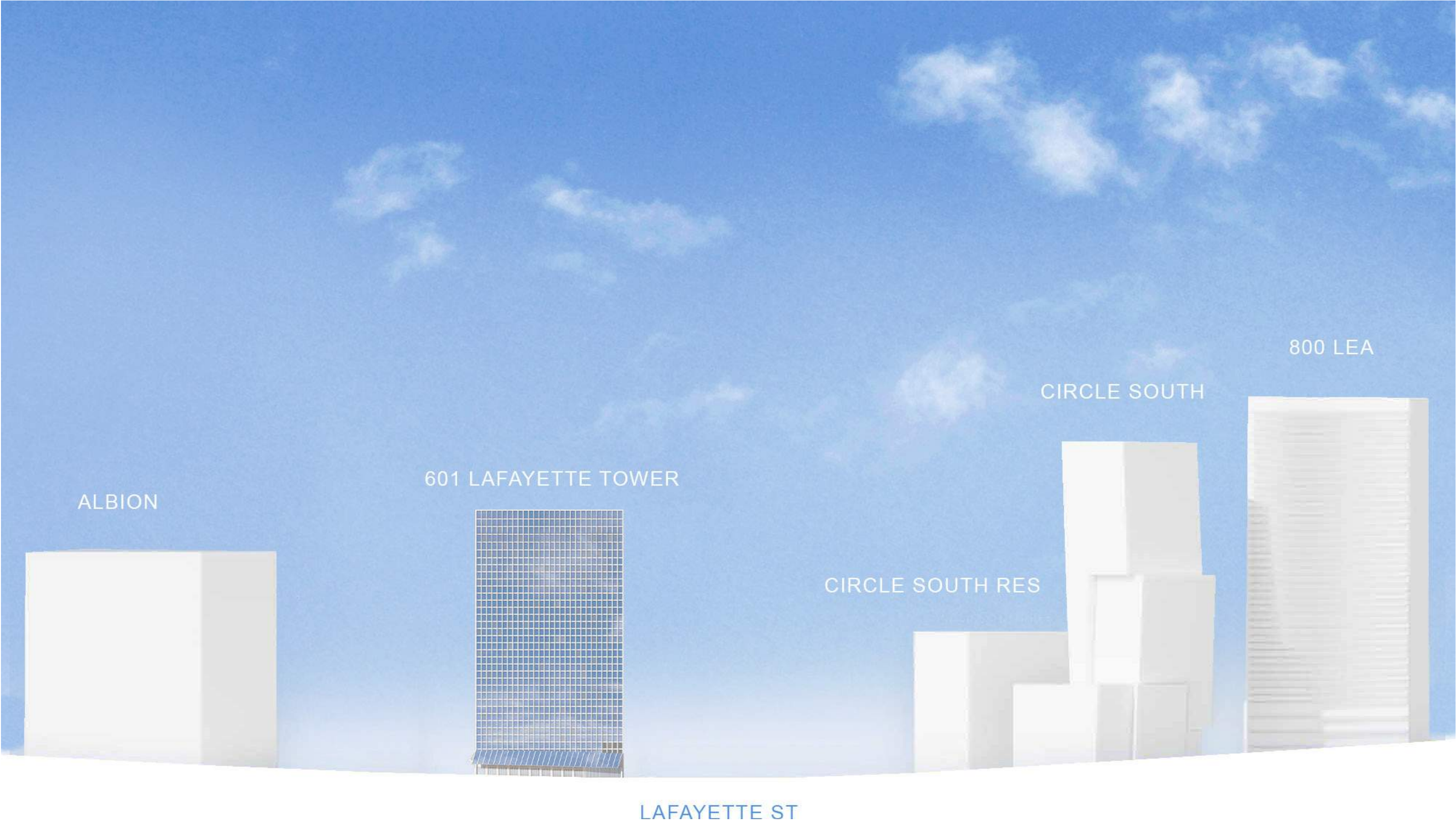


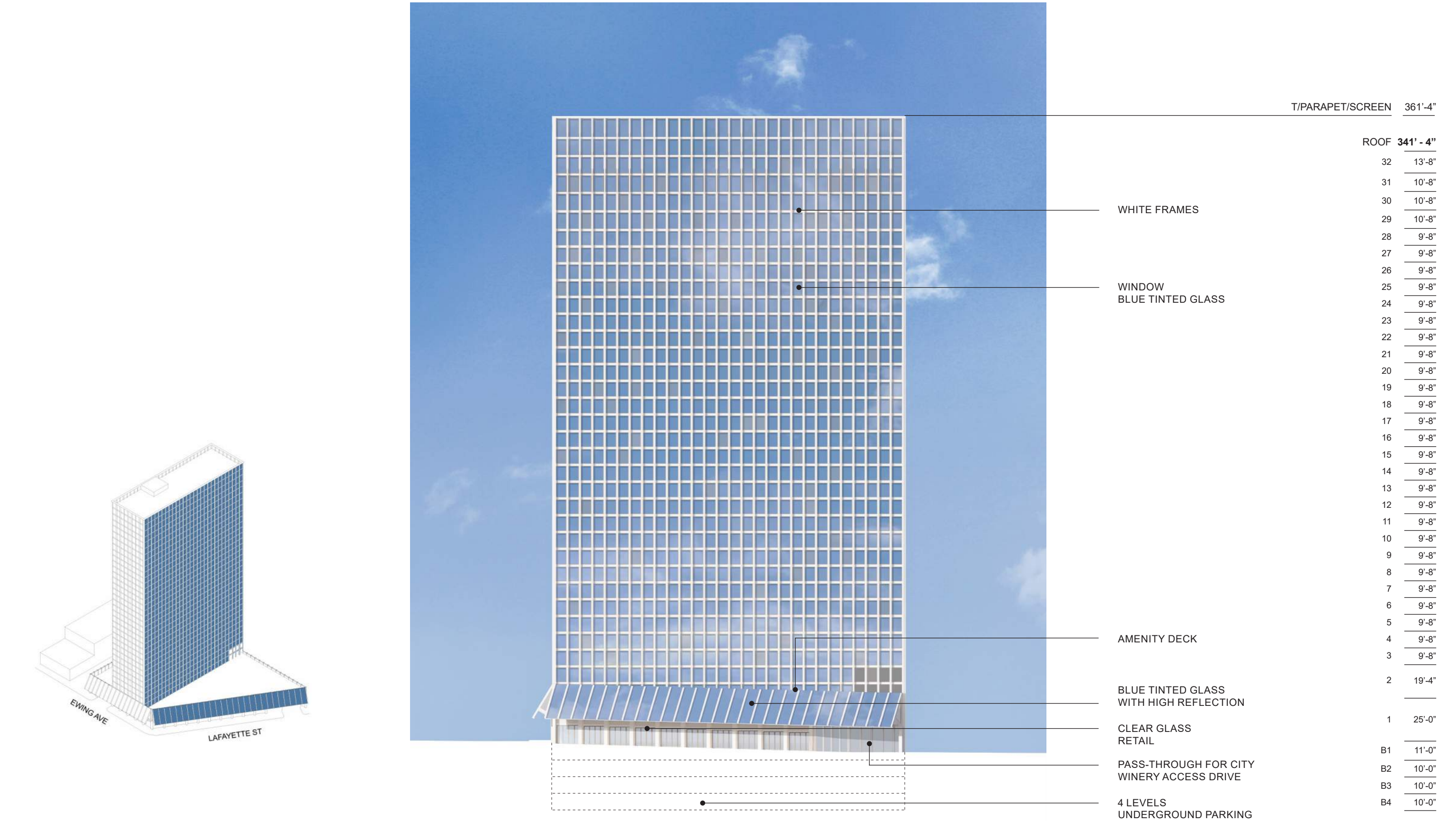
DTC | OVERALL HEIGHT MODIFICATION PROPOSAL | STREETScape VIEW LOOKING EAST ALONG LAFAYETTE

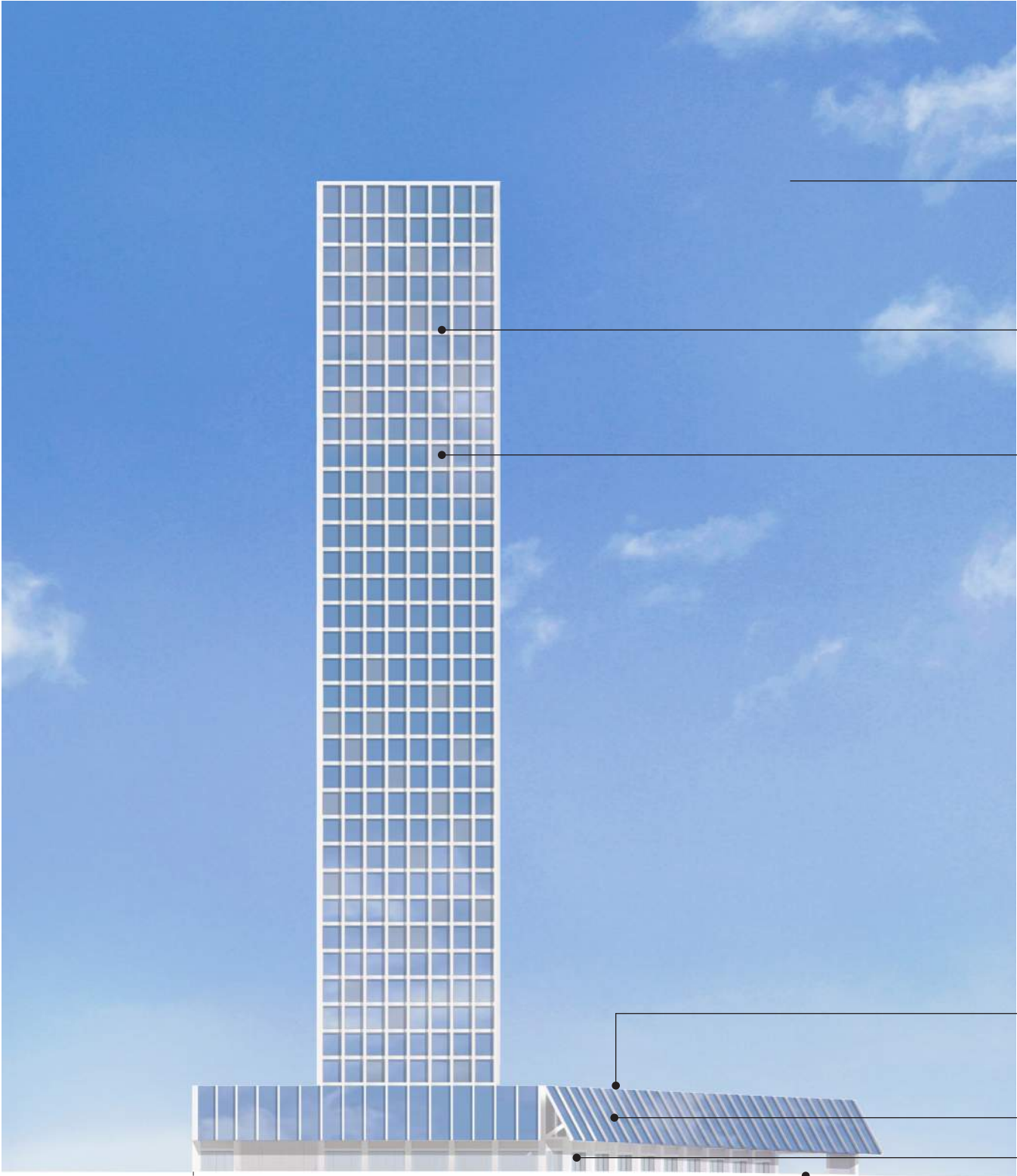
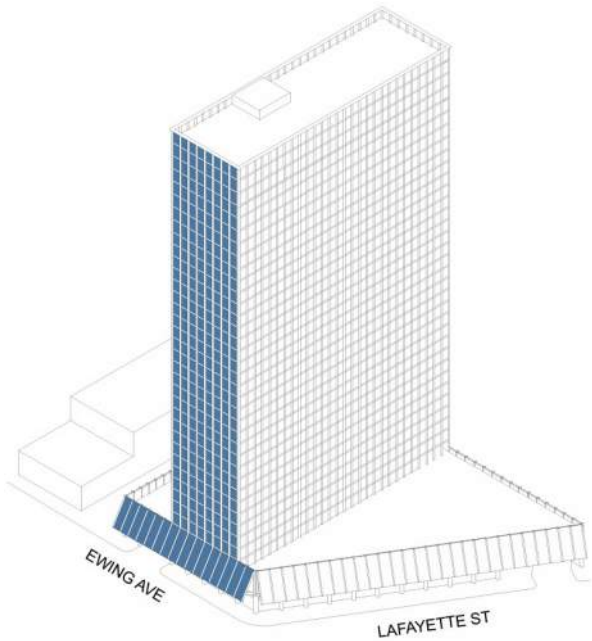
09.22.2022



ELEVATIONS + SECTIONS







T/PARAPET/SCREEN		361'-4"
ROOF		341' - 4"
32	13'-8"	
31	10'-8"	
30	10'-8"	
29	10'-8"	
28	9'-8"	
27	9'-8"	
26	9'-8"	
25	9'-8"	
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10	9'-8"	
9	9'-8"	
8	9'-8"	
7	9'-8"	
6	9'-8"	
5	9'-8"	
4	9'-8"	
3	9'-8"	
2	19'-4"	
1	25'-0"	
B1	11'-0"	
B2	10'-0"	
B3	10'-0"	
B4	10'-0"	

WHITE FRAMES

WINDOW
BLUE TINTED GLASS

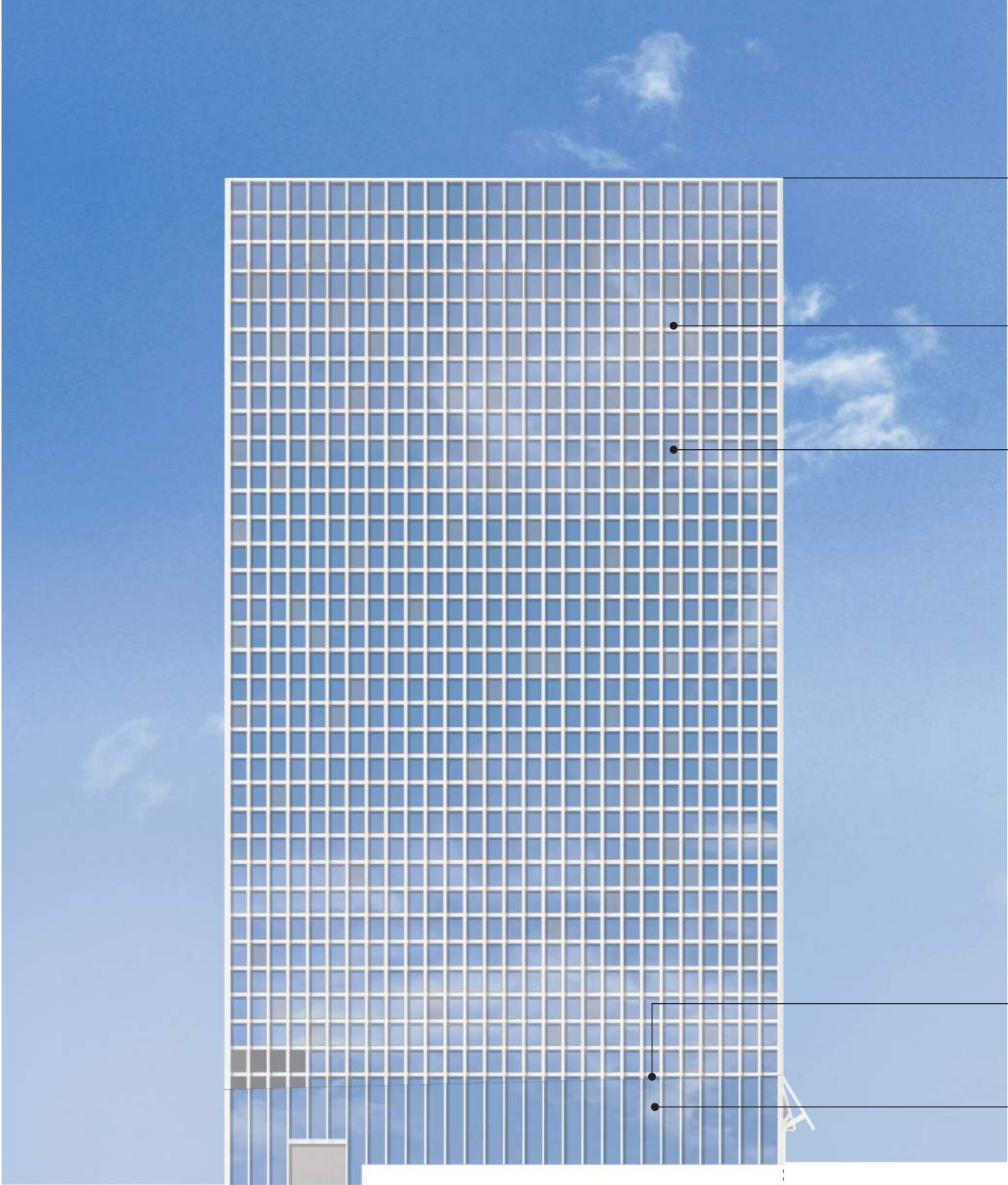
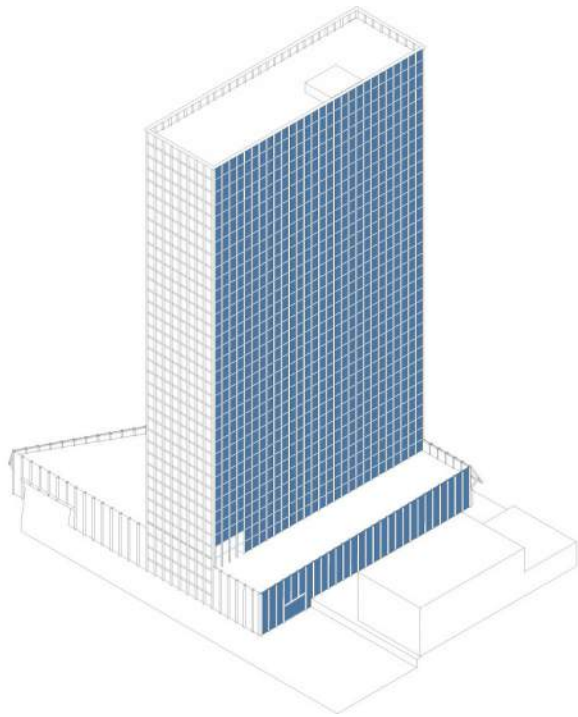
AMENITY DECK

BLUE TINTED GLASS
WITH HIGH REFLECTION

CLEAR GLASS
RETAIL

PASS-THROUGH FOR CITY
WINERY ACCESS DRIVE

4 LEVELS
UNDERGROUND PARKING



T/PARAPET/SCREEN		361'-4"
ROOF		341' - 4"
32	13'-8"	
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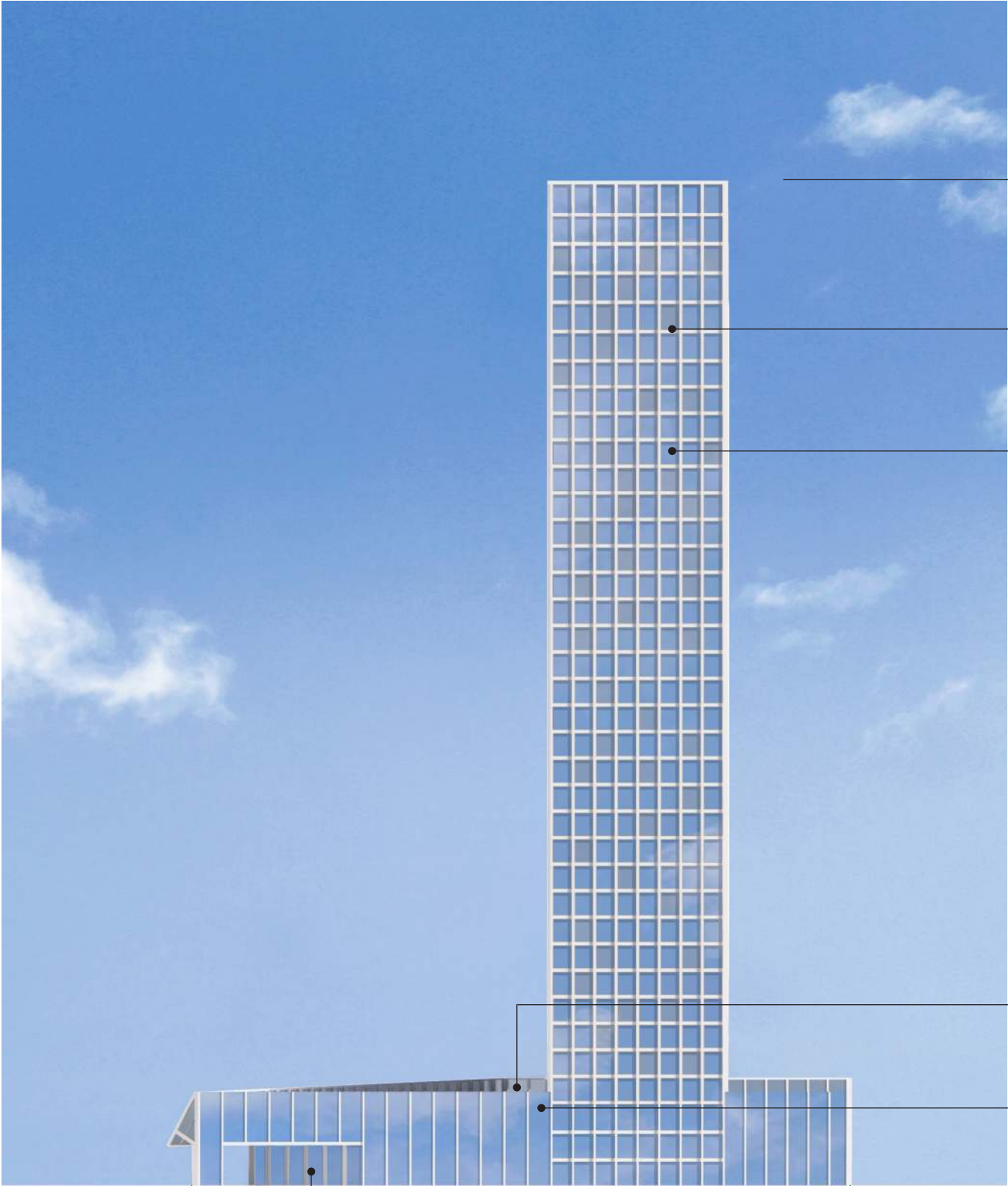
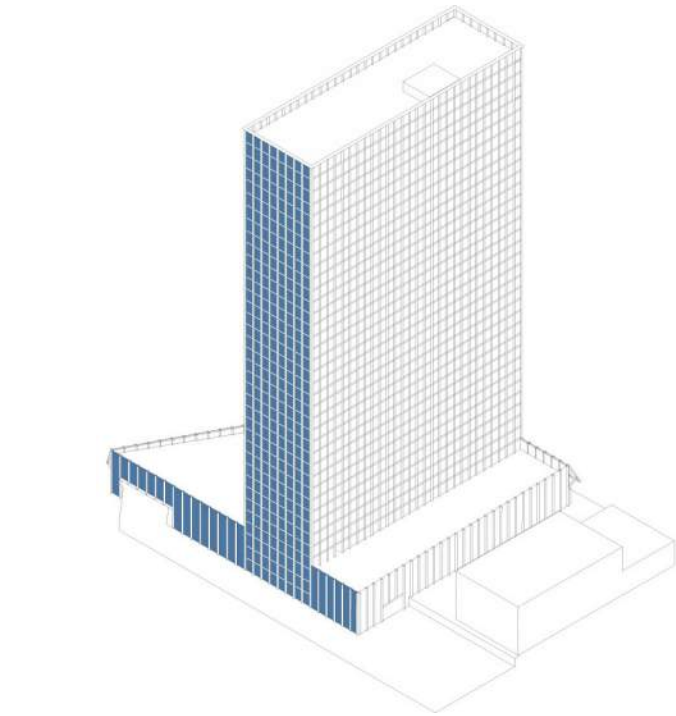
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WINDOW
BLUE TINTED GLASS

AMENITY DECK

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4 LEVELS
UNDERGROUND PARKING



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WHITE FRAMES

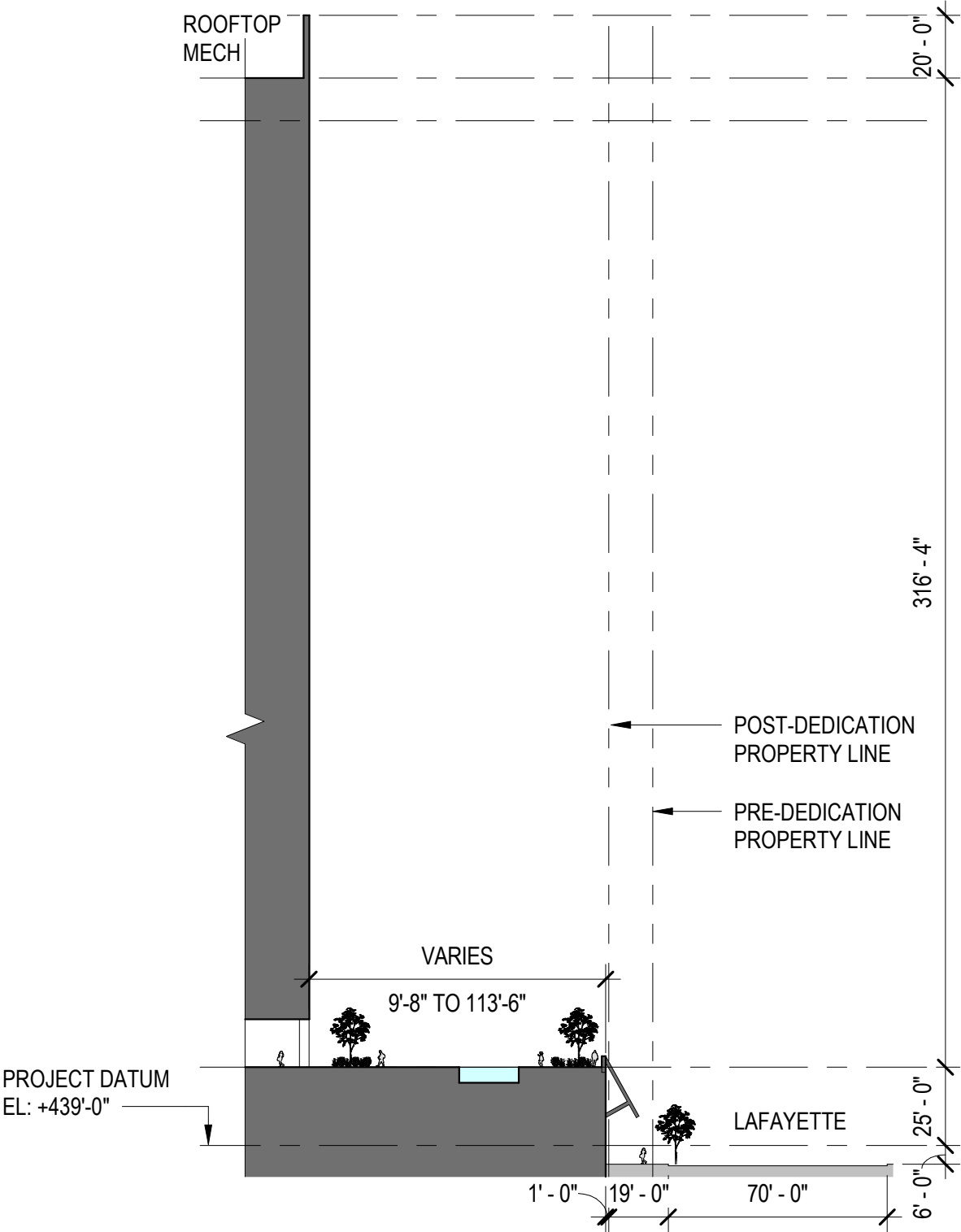
WINDOW
BLUE TINTED GLASS

AMENITY DECK

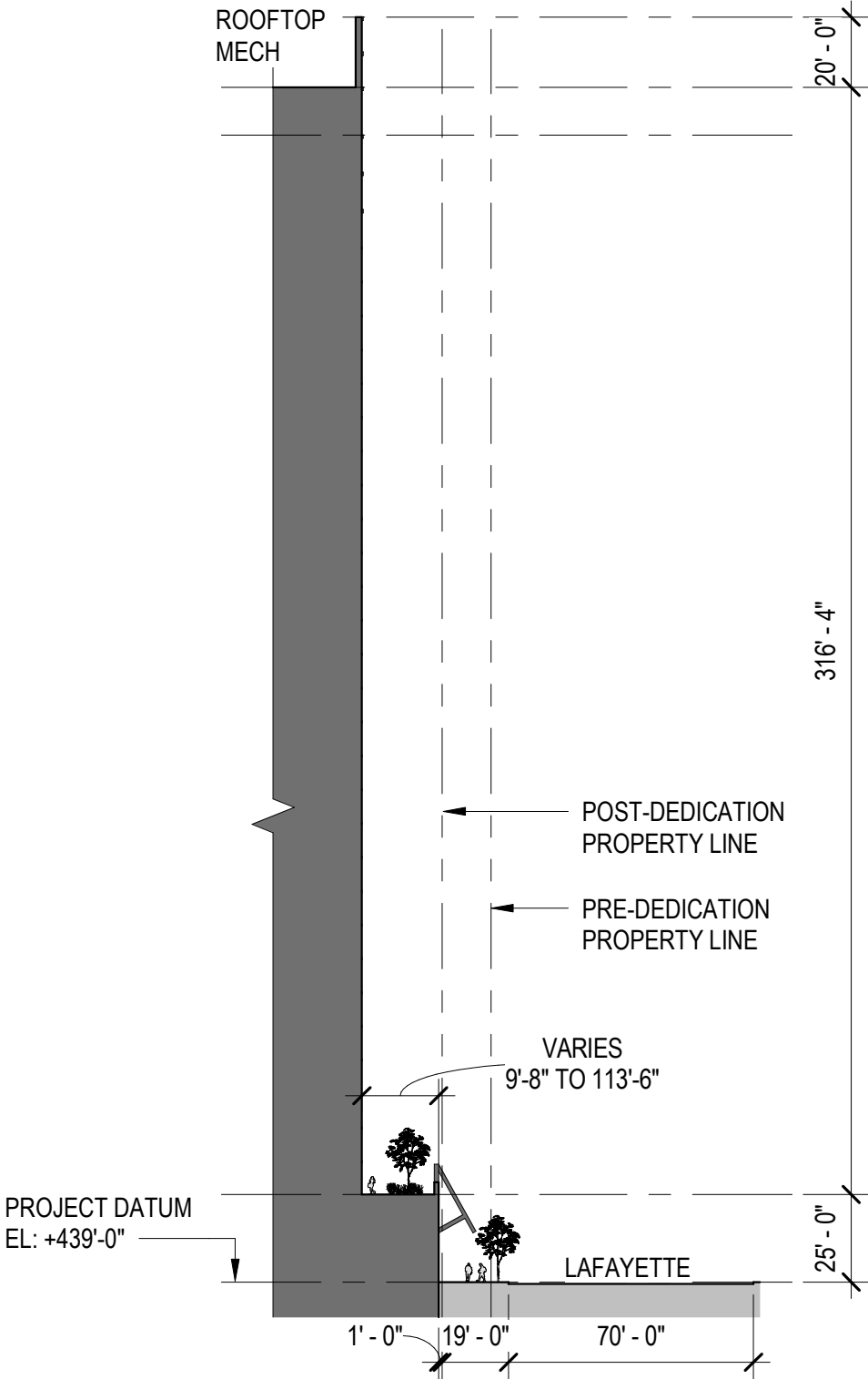
BLUE TINTED GLASS
WITH HIGH REFLECTION

PASS-THROUGH FOR CITY
WINERY ACCESS DRIVE

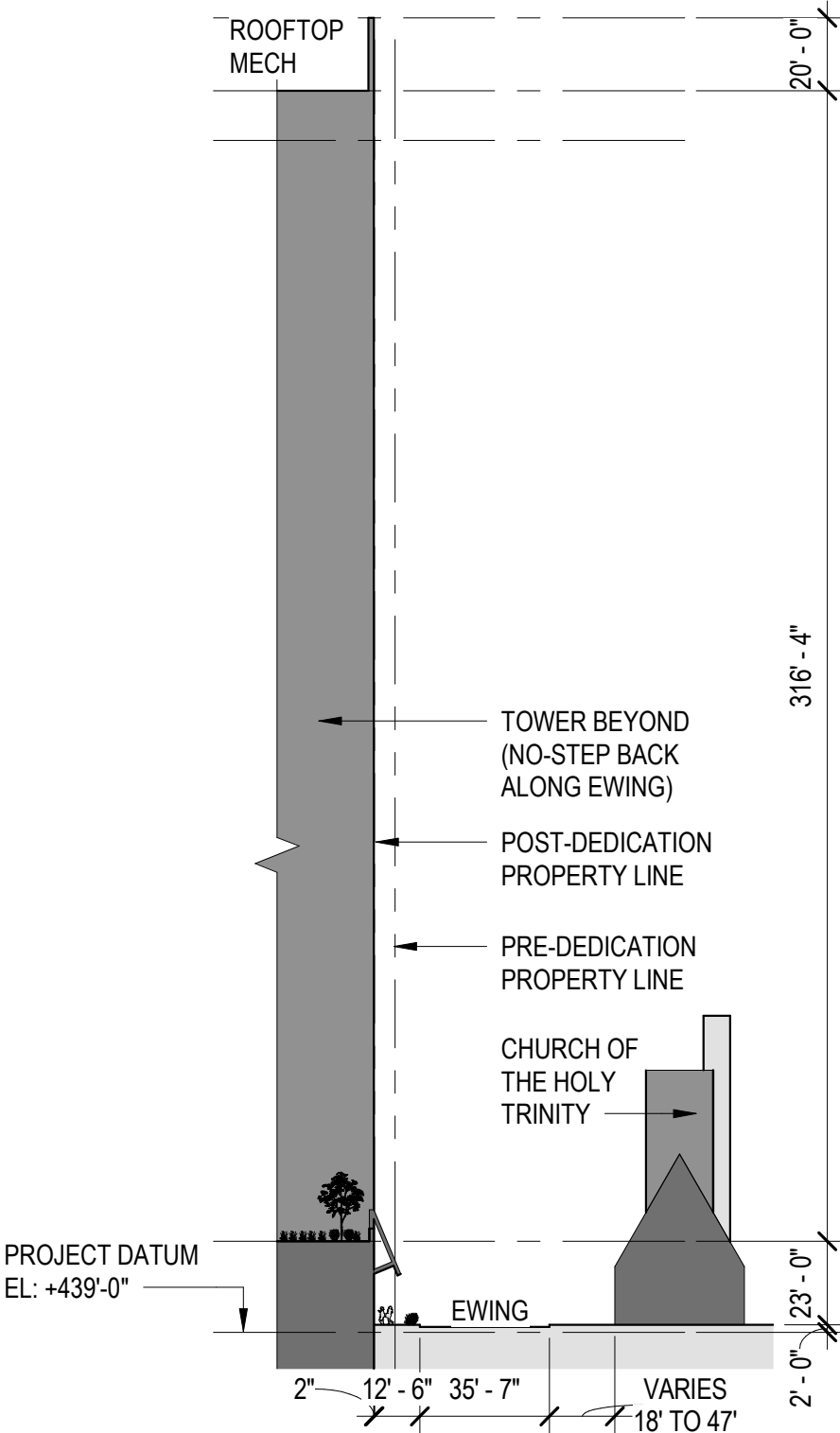
4 LEVELS
UNDERGROUND PARKING



PARTIAL SECTION ALONG LAFAYETTE NEAR NORTHWEST CORNER OF SITE



PARTIAL SECTION ALONG LAFAYETTE NEAR INTERSECTION WITH EWING



PARTIAL SECTION ALONG EWING

CANOPY REFERENCES

NOTE: THE PROPOSED CANOPIES WILL BE DESIGNED TO OFFER SHADING, LIGHT MODULATION, AND WEATHER PROTECTION TO THE SIDEWALKS BELOW. DETAILING WILL BE DEVELOPED FURTHER DURING SCHEMATIC DESIGN AND DESIGN DEVELOPMENT PHASES OF THE PROJECT.





GLAZING CONCEPT

NOTE: WINDOWS SHOWN ON THE FOLLOWING PAGES ARE TO ILLUSTRATE THE CONCEPT OF DYNAMIC FACADE VARIATION WITHIN THE FRAMEWORK OF THE GRID. DESIGN TEAM IS STUDYING VARIOUS WAYS OF ACHIEVING THE DESIRED ARCHITECTURAL EFFECT THROUGH DIFFERENT TYPES AND CONFIGURATIONS OF OPERABLE WINDOWS AND SLIDING GLASS DOORS.



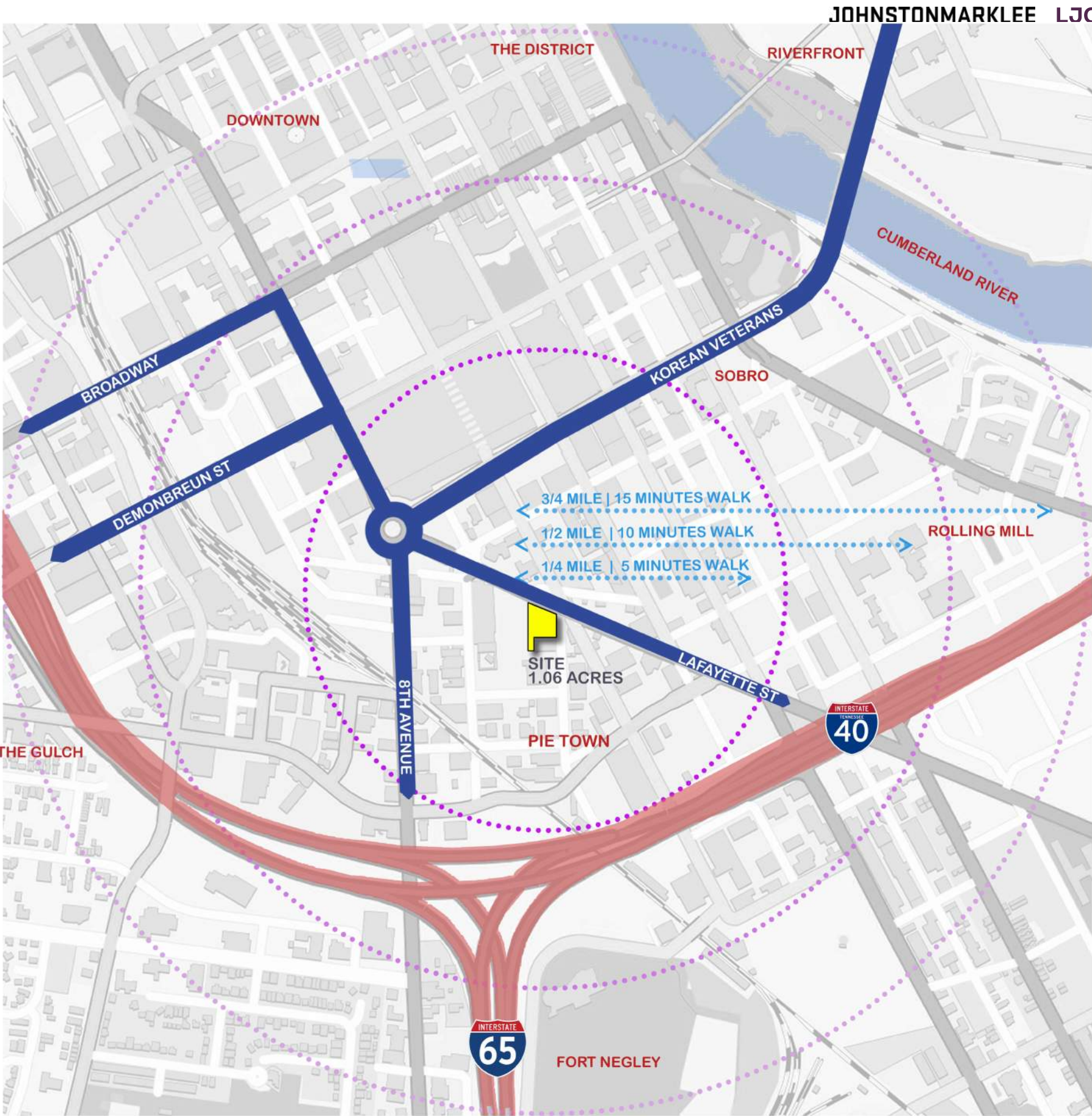
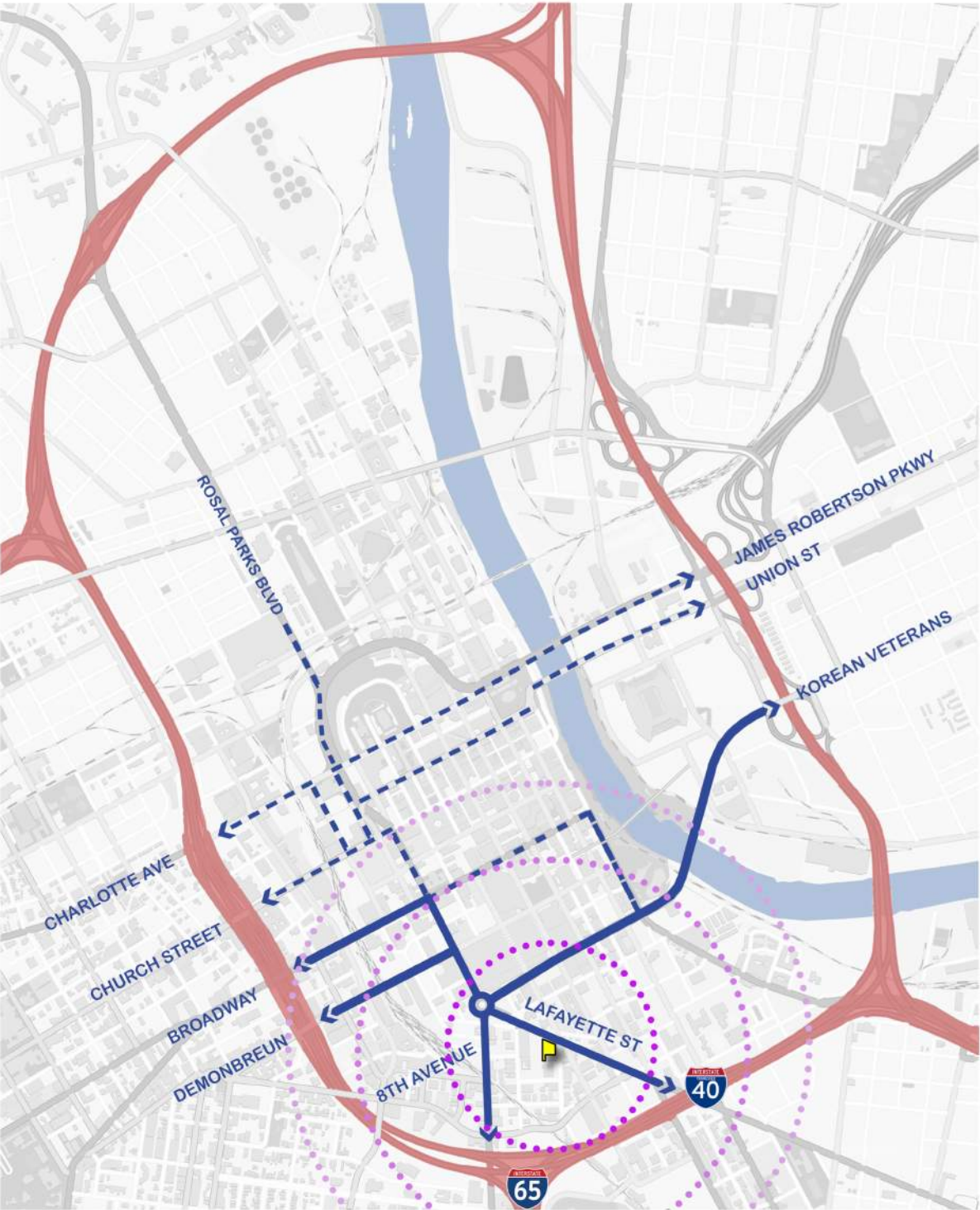




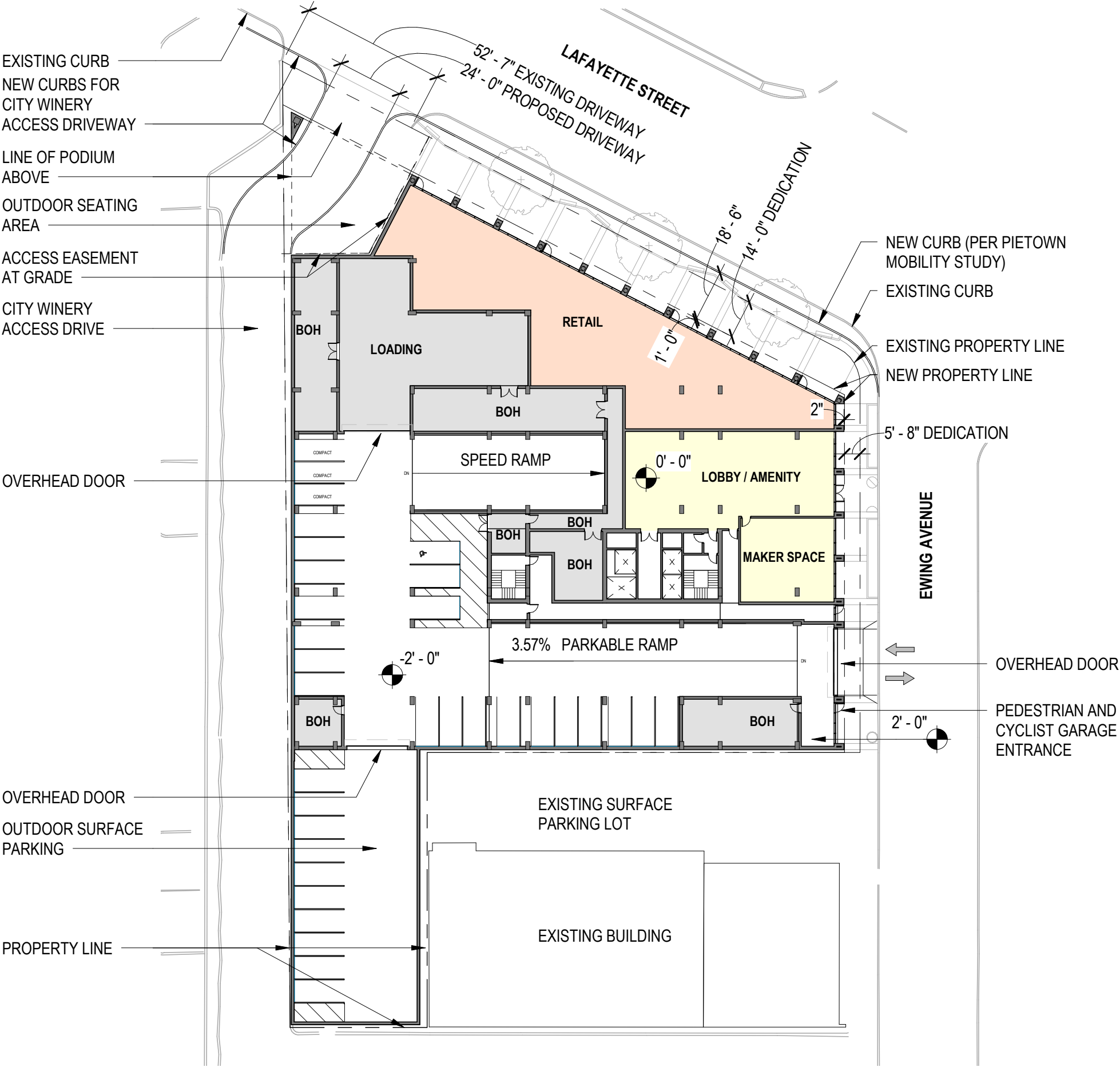
THE FACADE IS COMPOSED OF A PROJECTING GRID OF 1' WIDE VERTICALS AND 1' HIGH HORIZONTALS AT THE SLAB LEVEL. THE VERTICALS WILL PROJECT 8"-12" FROM THE FACE OF THE HORIZONTALS AND GLAZING. THE TYPICAL GLAZING UNIT BETWEEN THESE GRID ELEMENTS IS 6' WIDE X 9' HIGH.

TINTED GLASS HAS A HIGHER TRANSMITTANCE FOR VISIBLE LIGHT AND A HIGHER REFLECTANCE FOR INFRARED LIGHT. IT HAS A VISIBLE LIGHT REFLECTIVITY OF 20%-35% AND A SHADING COEFFICIENT OF ABOUT 80%

PLANS









ACCESS EASEMENT
AT GRADE

EXISTING PROPERTY LINE

NEW PROPERTY LINE

PROPERTY LINE

ACCESS EASEMENT
AT GRADE

EXISTING PROPERTY LINE

NEW PROPERTY LINE

PROPERTY LINE

ACCESS EASEMENT
AT GRADE

EXISTING PROPERTY LINE

NEW PROPERTY LINE

PROPERTY LINE

ACCESS EASEMENT
AT GRADE

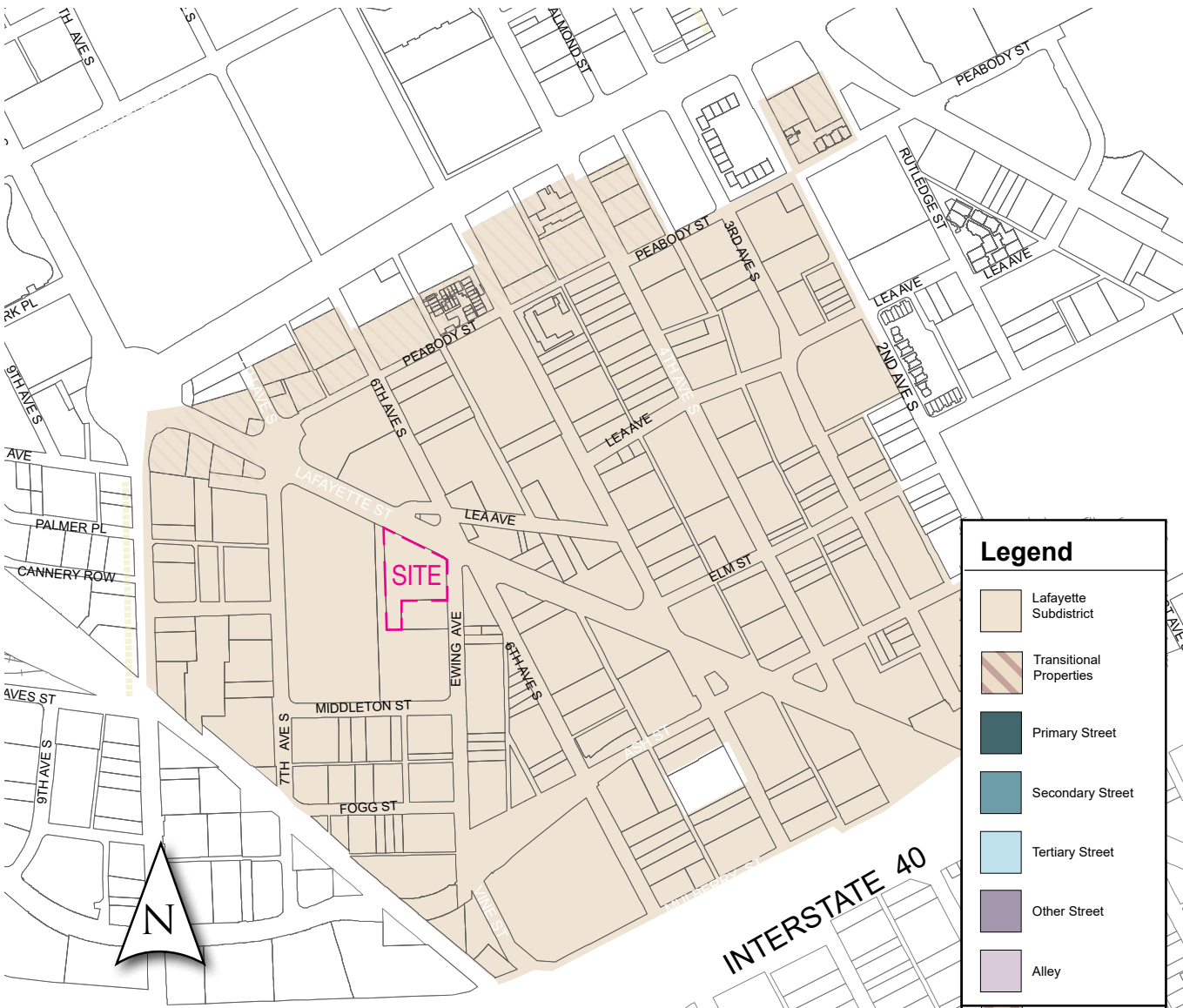
EXISTING PROPERTY LINE

NEW PROPERTY LINE

PROPERTY LINE

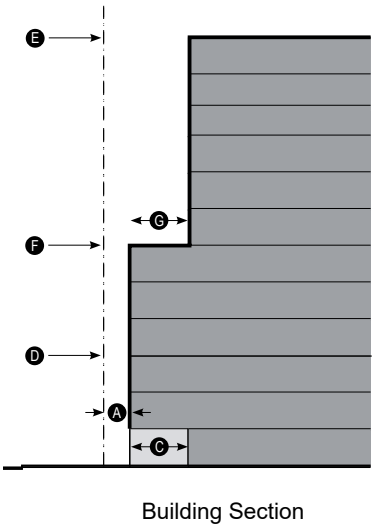
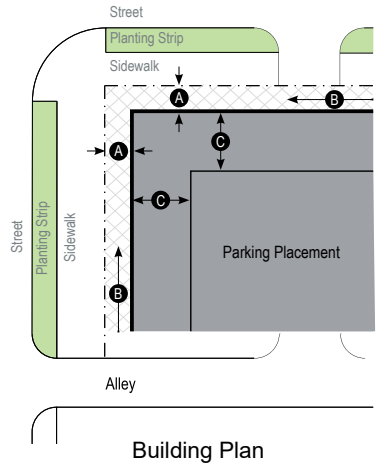
CODE REVIEW + MODIFICATION REQUESTS

LAFAYETTE SUBDISTRICT MAP



LAFAYETTE SUBDISTRICT: BUILDING REGULATIONS

A	Allowed Frontage Types with Required Build-to Zone		
	Frontage	Required	Provided
	Primary Street Storefront Frontage	0' - 10'	Complies
	Tertiary Street Storefront Frontage	0' - 10'	Complies
B	Facade Width		
		Required	Provided
	Primary Street	80% of lot frontage min.	Complies
	Tertiary Street	60% of lot frontage min.	Complies
Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking			
C	Min. Building Depth		
		Required	Provided
	Building Depth	15' from building façade	Complies
D	Height - Minimum		
		Required	Provided
	On the roundabout	3 stories or 35'	Not applicable
E	Height - Maximum		
		Required	Provided
	On Lafayette Street	12 stories	Modification Required
	Height - Step-back		
		Required	Provided
	Step-back required for all buildings 7 stories or greater fronting public streets		Modification Required
	F Step-back Between	4th and 7th Stories	
	G Min. Step-back Depth	15'	Modification Required
	Sidewalk & Planting		
		Required	Provided
	Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan		Complies



DTC GENERAL STANDARDS: CANOPIES

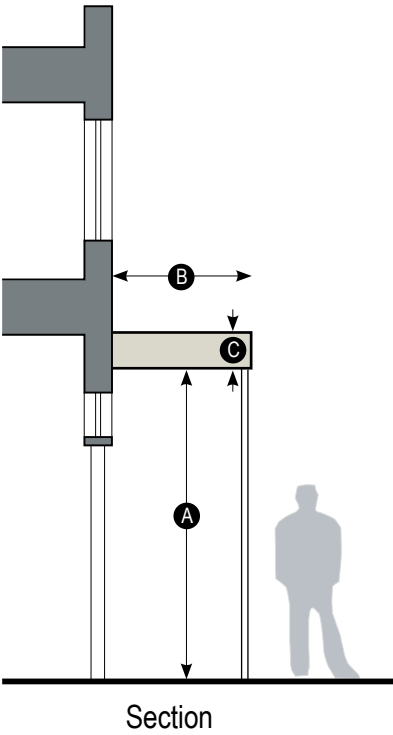
A	Clearance	Required	Provided
	Minimum from Sidewalk	8'	Complies
	Minimum from ROW encroachment	14'	Complies
	Maximum	25'	Complies
B		Required	Provided
	Maximum Projection	within 2' of curb	Complies
C		Required	Provided
	Maximum Canopy Height	4'	Modification Required

Canopies

A Clearance		
Minimum from sidewalk	8'	
Minimum with ROW encroachment	14'	
Maximum	25'	
B Maximum projection		
	within 2' of curb	
C Maximum canopy height		
	4'	

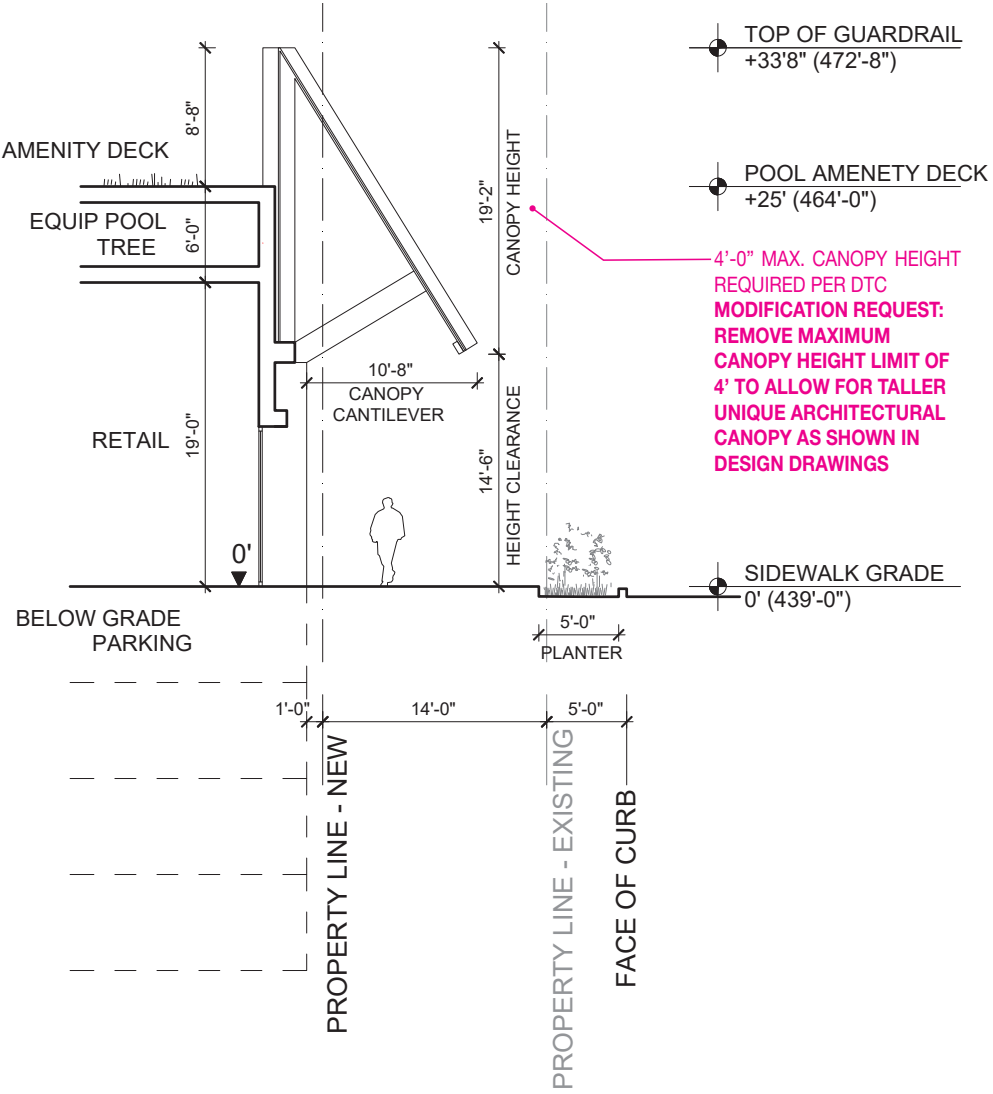
Notes
Canopies shall be permitted only over pedestrian and vehicular building entrances, and shall not be permitted above windows. Canopies shall be constructed as a roof-like structure. Fabrics and non-rigid plastic are prohibited.

Encroachments in the public right-of-way must meet Metropolitan Government’s current clearance standards and be approved under the mandatory referral process prior to installation.

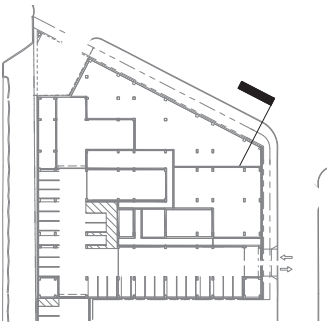


Section

REPRESENTATIVE PROPOSED CANOPY SECTION



CANOPY SECTION KEY PLAN



BONUS HEIGHT CHART (EXCERPT FROM DTC) - APPLICABLE CATEGORIES FOR PROJECT ARE HIGHLIGHTED

Maximum height within the Subdistrict		LEED	LEED ND	Pervious Surface	Historic Building Preservation	Open Space	Inclusionary Housing	Civil Support Space	Upper Level Garage Liner & Underground Parking	Public Parking	Bonus Height Maximum
South											
Lafayette											
Lafayette Street	12 stories	Any = 2 stories	2 stories	2 stories	3 stories	3 stories	4 stories	3 stories	3 stories	2 stories	16 stories

PROPOSED BONUS HEIGHT SUMMARY

Bonus Height Program Category Project Specific Description/Location	Area (SF)	Bonus Area Multiplier per DTC	Total Bonus Area By Calculation (SF)	Area of Above-Grade Tower Levels (SF)	Capped Bonus Height Maximum within category per DTC	Total <i>calculated</i> bonus height within category per DTC multiplier	Comments
LEED	-	-	-	-	2	2	Per Bonus Height Chart, LEED Silver or above allows for 2 stories of Bonus Height.
Pervious Surface Level 02 Landscape (Green Roof)	5,810	2	11,620	12,800	2	0.91	
Civil Support Space Level 01 Gallery and Maker Space	1,147	2	2,294	12,800	3	0.18	
Upper Level Garage Liner and Underground Parking Below-Grade Parking (Levels LL01-LL04)	127,752	1	127,752	12,800	3	9.98	Four levels of underground parking
Upper Level Garage Liner and Underground Parking Lobby, Gallery, and Maker Space Liner (Level Level 01 - Ewing Street)	3,706	2	7,412	12,800		0.58	Lobby, Gallery, and Maker Space acts as active-use liner shielding Ground-Level parking
Public Parking	15,890	2	31,780	12,800	2	2.48	All Ground-Level parking
Total Bonus Stories Above Baseline Height					4	16.13	
Baseline Height Allowed in Lafayette Subdistrict					12	12	
Total Overall					16	28.13	See Modification Requests

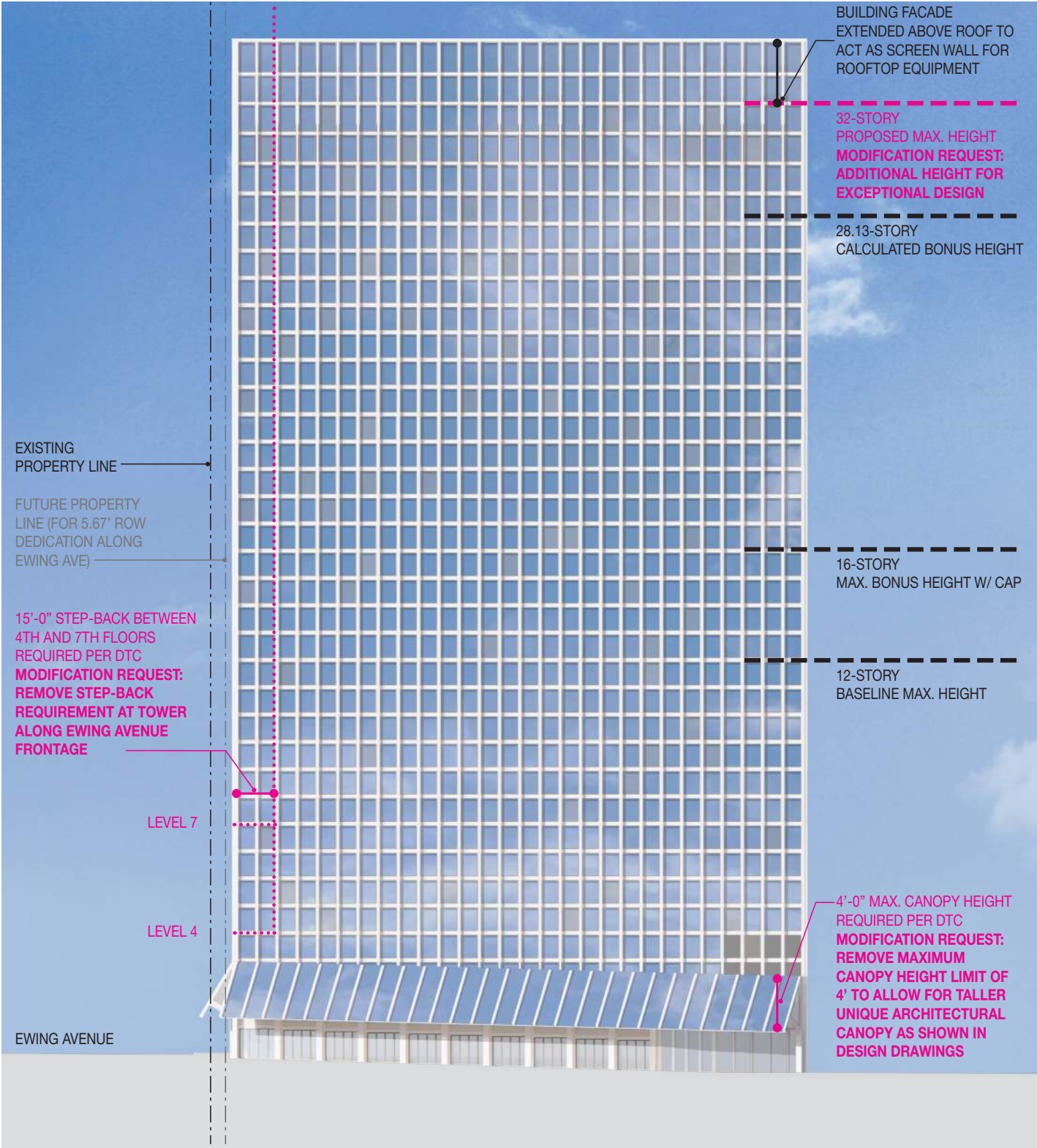
MODIFICATION REQUEST: WE ARE REQUESTING AN OVERALL HEIGHT MODIFICATION INCREASING THE BUILDING HEIGHT FROM THE MAXIMUM HEIGHT WITH BONUSSES OF 16 STORIES TO A TOTAL OF 32 STORIES (200% OR LESS OF THE MAXIMUM HEIGHT WITH BONUSSES). THE BASIS OF THIS MODIFICATION WOULD BE A DETERMINATION OF “EXCEPTIONAL DESIGN” THOUGH IT IS NOTED THAT THE PROJECT WILL ACHIEVE CATEGORICAL BONUSSES ALLOWING FOR 12.13 STORIES OF BONUS HEIGHT (NOT INCLUDING EXCEPTIONAL DESIGN BONUSSES) BEYOND THE 16 STORY MAXIMUM BASED ON THE CRITERIA DESCRIBED HEREIN.

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MODIFICATION REQUEST 2: REMOVE STEP-BACK REQUIREMENT AT TOWER ALONG EWING AVENUE FRONTAGE.

MODIFICATION REQUEST 3: REMOVE STEP-BACK REQUIREMENT AT TOWER ALONG LAFAYETTE STREET FRONTAGE. 100% OF LAFAYETTE STREET FRONTAGE TO HAVE TOWER STEP-BACK AT LEVEL 2 OF VARYING DIMENSION. 7% OF LAFAYETTE STREET FRONTAGE TO HAVE TOWER STEP-BACK AT LEVEL 2 THAT MEASURES LESS THAN THE REQUIREMENT FOR 15’-0” STEP-BACK BETWEEN LEVELS 4 AND 7.

MODIFICATION REQUEST 4: REMOVE MAXIMUM CANOPY HEIGHT LIMIT OF 4’ TO ALLOW FOR TALLER UNIQUE ARCHITECTURAL CANOPY AS SHOWN IN DESIGN DRAWINGS.



NORTH ELEVATION - LAFAYETTE STREET

TOWER STEP-BACK AT LAFAYETTE STREET

100% OF FRONTAGE IS ONLY 1 STORY TOTAL HEIGHT
100% OF FRONTAGE HAS LEVEL 2 TOWER STEP-BACK RANGING BETWEEN 9'-8" AND 113'-6"
7% OF FRONTAGE HAS LEVEL 2 TOWER STEP-BACK LESS THAN 15' **(MODIFICATION REQUEST)**

TOWER STEP-BACK AT EWING AVENUE

48% OF FRONTAGE IS ONLY 1 STORY TOTAL HEIGHT
52% OF FRONTAGE HAS NO STEP-BACK AT TOWER **(MODIFICATION REQUEST)**

